



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: July 7, 2023
MEETING DATE: July 18, 2023
SUBJECT: Inn at Taughannock Falls Hotel
Development District

PROJECT NUMBER: DD2211-01
PROJECT ADDRESSES: 2030, 2031, & 2051 Gorge Road
PARCEL NUMBERS: 14.-1-11, 14.-3-18.1, & 18.2
ZONING: B1: Business Zone

INTRODUCTION

Jason Demarest, on behalf of the property owner TFI Landco, LLC, proposes to create a new development district to modify some of the existing zoning regulations of the current B1 zone. The proposal would facilitate development of the subject site to include construction of a multi-purpose hotel with 75+/- guest rooms, spa, fitness center, and an event space with a commercial kitchen. The Town Board first heard a presentation of the proposal by the Inn at Taughannock Falls during their [August 23, 2022 meeting](#). Subsequently the Town Board determined the proposal merited further consideration and referred the proposal to the Planning Board for review and recommendation to the Town Board during their [November 8, 2022 meeting](#), see Exhibit B, Town Board Resolution 2022-166. On February 7, 2023, the applicant's team met with Town staff, Planning Board Chair, and Legal to discuss the proposal and overall process during a sketch plan conference per Ulysses Town Code [\(UTC\) 212-20.C.2.](#)

PROCESS

Per [UTC 212-20.C.2.a](#), the Planning Board is required to review the proposal for compliance with the [Ulysses Comprehensive Plan](#), review the development for the proposed site rezoning, and adopt a resolution recommending approval, approval with modifications, or disapproval of the proposed Development District and general site plan. During this review, the Board should review the proposal in respect to local laws and regulations, and provide comments and direction to the applicant on any additional required items to be submitted.

REQUEST TO THE PLANNING BOARD

Review the information in this memo; create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations, and create a checklist of additional information the Board will require if any from staff and/or Legal in order to facilitate its deliberations.

EXHIBITS

- [Exhibit A: Application Submission](#)
- [Exhibit B: Town Board Resolution 2022-166](#)
- [Exhibit C: Town of Ulysses Zoning Code Sections](#)